WARRANTY DEED

P-KW-11-1508

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max G. Khazanov	Fifth Third Mortgage Company	
1508 South St. (ADDRESS)	5001 Kingsley Drive MD:1MOCBQ (ADDRESS)	
Nashville, TN 37212-0243 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	09313038900

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we C. PETER LEGGETT AND WIFE, CAROL MAE LEGGETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAX G. KHAZANOV , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of real estate in Davidson County, Tennessee, more fully described as being the west part of Lot No. 62 on the Plan of Sigler's Plan, as of record in Plat Book 1, Page 4, Chancery Court Clerks Office of Davidson County, Tennessee.Said west part of Lot 62 fronts 55 feet on the northerly side of South Street and runs back between parallel lines 205 feet, to a dead line in the rear.

Being the same property conveyed to C. PETER LEGGETT AND WIFE, CAROL MAE LEGGETT by Deed from KATHY MCCLINTOCK HARRIS AND HUSBAND, LARRY G. HARRIS AND LETHA HARRIS EDWARDS AND HUSBAND, THOMAS R. EDWARDS, dated 12/17/1992 and filed for record on 12/21/1992 in Book 8819, Page 125, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein: B) Instruments of record in Chancery Court Book 1, page 4, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1508 SOUTH ST, NASHVILLE, Tennessee 37212-0243
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of July, 2011.

C. Peter Leggett

Carol Mae Leggett

BILL GARRETT, Davidson County
Trans:T20110044368 DEEDWARR
Recvd: 07/22/11 09:53 2 pgs
Fees:13.00 Taxes:1221.00
20110722-0056215

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 18th day of July, 2011, before me personally appeared C. Peter Leggett and wife, Carol Mae Leggett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of July, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959